

Public Comment

Engage Missoula

Updated 11/7/2022

Peter Graff - 10/30/22

We absolutely need another traffic outlet for the Miller Creek neighborhood. Please stop building any further housing until that's completed. Traffic is getting terrible and it's getting to be a safety concern for emergency vehicle access and resident egress.

Miles Whipple - 10/31/22

This project will make ingress/ egress to the entire Miller Creek drainage way to limited. Without another connection to Hwy 93 this will endanger the lives of all the people here should there be any kind of evacuation

Sharon Hawley - 10/31/22

Ms. Tripard:

This development must NOT be approved! Traffic is already over-using road. Evacuation in an emergency would be an utter nightmare. Water tables are going down from overuse. What school would the additional children in this proposed subdivision attend? Please do NOT approve this!

Paulette McMannis - 10/31/22

Ms Tripard,I have lived in this area for over 30 years. This land often floods in the spring and not just the part that is in the flood plain. Any new lots to build on need to be far away from the water. But, just because you cannot build on all of it, does not mean that the density on the rest of the land needs to increase so substantially. The developer knew this when he purchased this land. The area around this is a beautiful neighborhood with homes that have yards. Please continue this with considering further development. The traffic is already absolutely terrible in this area as it is one of only a few areas of Missoula where new construction is happening. There is NO WAY that the school can accommodate ANY new students - it was full before it opened. The developer would need to pay huge fees for adding on the all of the schools as well as road and sidewalk improvements! Thank you for your consideration!

Hanenough Kemink - 10/31/22

Ms. Tripard,This is the time to stop this new development. If you lived in this area you would see the lack of emergency exits does not exist. We've been told that there would be with the Linda Vista projects there would be a bridge built for another exit to Hwy 93 from this area.What happened to this??And now yet another development with two to three cars per family. The bridge should be built ahead of any more developments. And not at property owners expense that are already taxed out.Also we need to get control of the water usage that this project would bring .That would drain the water tables of overuse. So please reexamine this development proposal for Miller Creek . Our Residents have had enough!

Gary Carter - 10/31/22

We cannot have any more development in the Miller Ck area until the existing access at Hwy 93 is fixed. Planners should not have allowed all the developments already in progress before that was done. This should not be paid for by existing residents' taxes. The developers have to pay for it because they're the cause of the traffic growth. We also need another traffic outlet for the Miller Creek neighborhood. Please stop building any further housing until that's completed. Traffic is horrible now and it's a safety concern for emergency vehicle access and resident egress. All that said, I do NOT support any new bridge over the Bitterroot and the additional intersection with Hwy 93 that would be necessary. That would ruin more of the river for lots of reasons and would just cause more problems with an already insanely busy highway 93.

Lauren Pierce - 10/31/22

Ms. Tripard-Perhaps you don't live in the Miller Creek area, so you aren't aware of the current amount of traffic between 7:30-9:30a, around noon, and 2:30-6:30. It is horrible, beyond frustrating, and there's clearly no plan in place to relieve any of it. In the event of an emergency, all of us who live in the Miller Creek area are doomed. There is one road accessible in both Miller Creek and Lower Miller Creek, and then the two converge. There are hundreds, if not thousands, of houses already in this area, and should an event occur which required emergency evacuation or travel, almost all of those households would not get away safely. This is factoring in only the current houses here. This proposed housing development/addition is clearly near a flood plain; is this going to be mitigated by diverting water, which would change the natural order of things out here? And, I'm sorry, but why does "progress" have to involve putting more buildings/houses in open spaces? Can nothing remain untouched here? I get that an open space doesn't earn anyone any revenue. Can it not be ok for someone to NOT earn money off of the land out here, especially when so much is already being developed? Please say no to this proposal.

Alice Laverdiere - 11/1/22

Dear Ms. Tripard and any other city project manager who is reviewing this proposal, I strongly request that the city NOT approve of this proposal. As a previous resident of the Lower Miller Creek area (and a current Missoula resident) I have the unique perspective of how this will effect many, not just those who live nearby. 1. Allowing a developer to build such a large project, without first having a solid and approved plan for traffic, flood, emergency evacuation, education and pedestrian/bike access is irresponsible. 2. The beauty of this area is that is already has homes, but it also has an appreciation for open space. This will project will have a negative impact on that. 3. The cost impacts to the current residents or any Missoula resident have not been solidified or shared with transparency. 4. With the current state of the economy, Missoula should not be approving projects that add another layer of cost to the residents. 5. Missoula's vision has always been quality of life within our small footprint. This project does not support that. 6. With climate change this impact of flooding will only be increasing. Building this many homes near and in a flood plan is irresponsible. I could go on and on however, I think you have the major points of my position noted here. Again, I strongly urge the city planning department to NOT approve this project.

Mary Ahlbrandt - 11/1/22

While I agree that we are in dire need of additional housing here in Missoula, I'm concerned about the impact this development will have to our traffic, water and infrastructure problems. Has there been a solution proposed to address these issues? All the traffic from this subdivision will not stop at the roundabout at Miller Creek Road.

Wendy Miklos - 11/1/22

Please disapprove Riverfront trails. Lower Miller Creek and Miller Creek Roads CANNOT handle the traffic that 175 additional homes will bring. As it stands now, most Miller Creek traffic cannot even exit at the light at Miller Creek and 93 without a back ups. It only takes ONE accident to cut off commuters and/or first responders. I cannot fathom what 175 additional homes will bring. Theoretically, if there are two drivers per household then that is 350 additional vehicles on roads that already bottleneck in several places and cannot be expanded wider. This is especially true where Lower Miller Creek Road joins Upper Miller Creek Road. Lower Miller Creek is only two-lane, windy with some blind corners, and is a wildlife crossing. I've seen many a beautiful fawn or fox lying crushed and dead along this stretch of road because of the existing traffic. Also the proposal's "park" is a mostly an HOA common area, not a "park." There are also homes ON the riverbank, which does not protect the floodplain. This again cuts off the corridor that wildlife have to move freely. The "medium" density is questionable at best. Just look at the narrow and skinny widths of the property lines. People will be looking in their neighbor's windows, practically living on top of one another. Jeannette Rankin school is already filled to the brim. This is a terrible plan. Please, please do NOT approve Riverfront trails. This proposal is far too ambitious and far too much than what the existing roads and neighborhood can handle. Thank you.

Erin Beaudette - 11/2/22

Please do not approve this plan as it is currently written. Once again, transportation and traffic has not been considered in Missoula. Why does this always happen? Will there be a bridge at the bottom of Christian to Blue Mountain? There is currently no shoulder or sidewalk along a stretch of Lower Miller Creek, RIGHT BY A SCHOOL! Also, the school in that neighborhood is filled beyond capacity and more family homes will have kids being bused to other elementary schools outside their neighborhood!

Lauren Gonzalez - 11/2/22

I agree with all of the comments thus far - very concerned about traffic flow. Also, Jeanette Rankin is already at or beyond capacity (I live two blocks from the school and am not guaranteed a spot for my kids each year). These are enormous problems that must be responsibly addressed before we add more families.

David Hilliard - 11/3/22

As an upper Miller creek resident I can't agree more with the prior comments. The city must address traffic congestion before allowing more density in this area. Also please consider this area is wintering grounds for elk and mule deer.

Adam Hertz - 11/3/22

The Riverfront Trails Subdivision is a thoughtfully designed addition to the Lower Miller Creek area. This subdivision will bring hundreds of much-needed new homes including many affordable home types like two-unit townhomes and alley loaded single dwellings on smaller lots. The project also includes many lots conducive to medium density single family homes as well as single-level townhomes that fit well within the existing character of the Lower Miller Creek area.

D Maas - 11/4/22

I have lived off of Lower Miller Creek for over 20 years and have seen the traffic increase 100-fold over those years. During the rush hours, the current roundabout has backups for both Lower and Upper Miller Creek. The stoplight at Miller Creek and 93 South is also very congested at peak times and has numerous accidents. The elementary school is full. Where are the potential families for these homes going to send their young kids? Any evacuation of this area due to fire or other emergency events would be disastrous. Remember the natural gas line that was accidentally dug up and broken in Upper Miller Creek. The subdivision's plan for narrow streets, on-street parking and quad layouts creates a snow removal problem for the residents and snowplow drivers. While there is a height limitation for building, it appears that does not apply to the LDS Temple and senior living facility planned for the area. Both should fall under the height limitations set for the homes and townhouses. We are an area of no streetlights, so no exterior lighting should be allowed for the temple and senior facility parking lots. Any proposed additional roundabouts, street improvements and sidewalks outside of the new subdivision should be paid for by the developer/new homeowners and not by the existing homeowners. As an example, the existing roundabout was paid for by the new Maloney Ranch homeowners when it was put in. Bottomline, keep the home density as low and do not rezone it to a medium/high density subdivision.

Ben Hughes - 11/6/22

I am against this development. Traffic is going to increase in the area and don't forget that there is a 238 unit apartment complex planned in this Riverfront Trails subdivision in the area to the right of the Open Space (according to the public comment section in the submittal package) so you have all of the new homes plus an apartment complex. I'm curious why the multi-family portion is not labeled in the photos. Maybe to mislead the residents? The school is at capacity so where are all of the kids going to attend school at? I would ask the developer to commute to and from this area during rush hour and see how bad it currently is before adding 173 dwelling units plus a 238 unit apartment complex. My vote is to deny the rezoning request and keep it as is.

Kerry Foresman - 11/6/22

I am against this development, or any further development along Lower Miller Creek near, or past Maloney Ranch, until the City/County provides an additional bridge to Hwy. 93 to help (but not solve) the continually increasing traffic load. I have lived a few blocks from this proposed subdivision for 40 years and have followed the growth that has occurred where little foresight has been given to traffic concerns. Now a school sits on this same field with all the associated increase in traffic by parents taking their kids to school and school buses coming and going.

With this new development will come an additional several hundred vehicles heading along Lower Miller Ck. to and from the roundabout with Upper Miller Ck.; what a mitigated disaster! Many years ago, such a bridge was proposed but obviously the city council has a selective memory. With the infrastructure bill passed, the City should have had plans in place to proceed with this solution. Without such a remedy, the Lower Miller Ck. road is not safe for students or those that currently live in this area.

Jolee Cooley - 11/6/22

Please deny the Riverfront Trails Subdivision until the the current problems that exist regarding a grade school filled to capacity and traffic that has already become extremely frustrating can be addressed and fixed - plus other points to consider - floodplain, wildlife, infrastructure, etc. There is only one way in and one way out of Miller Creek, adding such an huge subdivision and changing the density to medium density to accommodate the developer only adds to already existing problems! Maybe the powers to be should sit in traffic and try accessing Highway 93 or Miller Creek during high traffic times!! The developers should have to pay a substantial fee for each new house built to go towards a new bridge across the river, this should have been done several hundred thousand houses ago, instead I'm reading that we will have SID's added to our property taxes so it looks like we will end up paying for any new roads. Right now we need new traffic lights to make the flow easier, for example there should be green turn signal lights out of Miller Creek going east or west!

Jan & Steve Tillotson - 11/6/22

Regarding the proposed 176-lot subdivision in Lower Miller Creek, we wish to express our opposition. When the new subdivision on the hillside past White Tail Park went it, a great deal of financial burden fell on the residents of the lower area. Linda Vista was broadened and sidewalks and curbs added. The homeowners already established in Lwr Miller Crk were taxed to pay for these enhancements, which were designed to provide an attractive boulevard to entice buyers to the new development. When additional infrastructure is needed to accommodate new development and it is the contractors who will profit from the development, the contractors should be responsible for the cost of all the improved infrastructure. In addition, the suggested zoning changes will alter the character of Lower Miller Creek, and this idea is very unpalatable to us long-time residents. The proposed development is very close to, if not actually in, 100 yr. floodplane, and is therefore very unwise. And, the notion that housing development will enhance the preservation of wetlands and river bank is slightly preposterous. We vote NO to this proposed development as it now stands. Sincerely, Steve and Jan Tillotson